

TRANSMITTAL SLIP		DATE 6/16/82
TO: C/LSD/OL		
ROOM NO. 3E-14	BUILDING HQS	
REMARKS: Your Copy.		
FROM: C/RECD/OL		
ROOM NO.	BUILDING	EXTENSION

FORM NO. 241

REPLACES FORM 36-8
WHICH MAY BE USED.

(47)

15 JUN 1982

Mr. John Alderson
Deputy Commissioner For Real Estate
Public Buildings Service
General Services Administration
Washington, D.C. 20407

Dear John:

During our most recent tour of the 2430 E Street facilities with Mr. Fitzwater, we also discussed a number of ongoing General Services Administration (GSA) projects in the 2430 E Street Buildings. These projects were listed in an attachment to Mr. Fitzwater's 25 March 1982 letter to Mr. Carmen which requested GSA authorization for the Agency to assume responsibility for maintenance and operation of these facilities. You requested an update on the progress of these projects.

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Per your request, we have prepared a progress report on each item. Transmitted herein is a copy of the letter to Mr. Carmen with the previously submitted summary listing of such projects and attached thereto is a narrative description of the progress we have recently observed.

Mr. Fitzwater and I appreciated your personal participation in our tour in attempting to correct the numerous problems existing in these facilities. I understand that you and our respective staffs will be meeting on 22 June 1982 at 2430 E Street to further tour the buildings, to discuss the range of problem areas, and to determine a positive action plan to correct deficiencies.

Your continuing interest and attention in addressing and correcting problems of mutual concern in these buildings are most appreciated. Please call me if I can be of further assistance to help you to help the Agency in accommodating its needs.

Sincerely,

/s/ James H. McDonald

James H. McDonald
Director of Logistics

Enclosure

cc: Stanley Langfeld, GSA

OL 2 2708

21 MAR 1982

The Honorable Gerald P. Carmen
Administrator
General Services Administration
Washington, D.C. 20405

Dear Mr. Carmen:

It has come to my attention that the National Capital Region recently invited bids for providing custodial service for certain Federal buildings, including our Central, East, South, and 1724 F Street buildings. The invitation to bid is numbered GS-11C-20100.

We are concerned that a commercial contract for providing cleaning services in these buildings will have a serious adverse impact on the Central Intelligence Agency. As you know, our security requirements for unescorted access to CIA buildings include status as a U.S. citizen, completion of a full background investigation, and a polygraph interview. The clearance process is time consuming and costly, and the CIA would face the partial or complete loss of essential services and significant expense if clearances cannot be obtained or rapid turnover of personnel is experienced. Our only alternative consistent with security considerations would require providing escorts to uncleared personnel. At this time, we have neither the money nor the human resources to expand our escort program.

In addition to the custodial services, we would like to address the present situation regarding the maintenance and operations of these facilities. The amount of funds that the General Services Administration has been able to budget and the resources that GSA has available to properly maintain these buildings has diminished over the years to the point that required capital improvements to the buildings cannot be undertaken until FY 1985. The Agency has repeatedly identified our major concerns, including the heating, ventilation, and air-conditioning systems; roofing and structural repairs; and utility upgrades and the health and safety deficiencies.

In view of this, we request that GSA consider authorizing the CIA to assume responsibility for the maintenance and operation of these four buildings.

OL 2 1243

. The Honorable Gerald P. Carmen

We feel the Agency is in a better position to cope with security requirements, building requirements, and allocation of resources within the buildings. Also, we believe the opportune time to assume responsibility would be shortly after the implementation of the maintenance and operation contract on [redacted] Accordingly, and until a decision is reached, we ask that cleaning service continue to be provided by GSA personnel who are cleared by this Agency and that every effort be made to improve the present conditions of these facilities.

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[redacted]
Harry E. Fitzwater
Deputy Director
for
Administration

PROJECTS UPDATE AT 2430 E STREET, N. W.

- A - Fire Escape (Steel/concrete/interior stair/safety secondary egress) East Building - Contract No. GS-OWB-18300, Project No. 18300, PCN: RDC 18300. Bids are being solicited. Bids opening are scheduled for April 1, 1982, time 2 P.M. A set of completed plans and specifications has been provided the GSA Building Manager's Office, State Group per Mr. Cook.
- B - Installation of a Catch Basin - Project to stop flood water from entering Central Building Press Room completed by GSA contractor 18 February 1982.
- C - Raise Manhole Covers - Project has been transferred to 7th and D., S.E. Office for action. Estimate completion 60 days.
- D - Landscaping and Cleaning-Up - 2430 E Street and 1724 F Street - GSA's contractor began work the week of 1 March 1982.
- E - Paint Offices in Entire Complex - GSA awarded painting contract to Dante Contractors, Inc. Contractor started work on the Navy Hill. Contractor could not start on the OTS complex as scheduled for the 8 March date due to security clearances. Painting schedule to start week of 15 March 1982 in the South Building.
- F - Paint Yellow Parking Spaces - Balance of parking spaces painting scheduled for completion weekend of 20 March 1982, weather permitting.
- G - Broken Water Line - Safety Hazard - Completed 12 February 1982 after notification November 1981.
- H - Health and Safety Project Actions Update -
 - 1. Since the report, GSA worked for awhile on a preventive maintenance program including radiator repairs, repair and replacement of approximately five window air conditioners, repairs to leaking water lines, replacement of old air conditioning unit serving C/OTS

Suite, repairs to bathroom doors, exhaust fans, constant repairs to the automatic doors, patching and painting of men's rest room on basement floor of Central Building, minor plumbing and electric repairs, and elevator maintenance and repairs.

2. GSA State Field Office has started using contractors for some elevator repairs and electrical requirements and has proposed contracting out all cleaning services.

3. Outlined below is a status update of the major categories cited in the survey:

a. Electrical - Out of 197 electrical deficiencies, GSA has completed 47, mostly installation of covers on electric panels, receptacles by removing extension cords and installing additional electrical outlets. The remaining 130 electrical deficiencies, approx. 80% require grounding the receptacles and/or reducing the impedance to 2 ohms or less, which is awaiting GSA action due to lack of manpower and funds per Mr. Cook, GSA State Field Office, Building Manager. OTS is submitting work orders for the outstanding 30 percent. OTS work orders will be completed by GSA term contractor. LSD will continue to press GSA for completion of SLUC items.

b. Fire Protection - Forty-one items required action. Twenty-one items completed by OTS/LOGS and GSA. Fifty percent of the outstanding items awaiting GSA action, include items such as repairs and replacement to rate-of-rise heat detectors, installation of a fire escape in the rear wall of the storage area in Rm. 104, Central Building, mounting and inspecting fire extinguishers. OTS will initiate work orders to GSA to inspect/mount Agency fire extinguishers.

c. Chemical Storage and Handling - OTS is initiating action to correct the problems. OTS will purchase carts specially designed for compressed gas cylinders storage. Other storage problems will be solved pending renovations.

d. Emergency Lighting - Eleven items requiring action - OTS/LOGS will work with GSA to solve the emergency lighting items by submitting work requests for new installations, repairs and mounting.

e. Miscellaneous - OTS/LOGS has taken action to discourage storage of items on top of cabinets and

shelving, repairing and replacement of loose carpet tiles, removal of soiled rags, excess paper and removal of excess furniture from hallways. GSA has scraped and painted one restroom, replaced most ceiling tiles, made repairs to malfunctioning fluorescent lights and removed debris from store rooms and steps. A complete house cleaning is needed by OTS to PTI all unused furniture items and other excess items.

PROJECTS UPDATE AT 2450 E STREET, N. W.

A - Fire Escape (Steel/concrete/interior stair/safety secondary egress) East Building - Contract No. GS-OWB-18300. GSA's contractor started preparation for the installation of the fire escape on 14 May 1982 by removing unused duct work and preparing ground for footing.

PROJECTS UPDATE AT 2430 E STREET, N.W.

- B - Installation of Catch Basin - Project to stop flood water from entering Central Building Press Room.
Work completed 18 February 1982 by GSA contractor.

PROJECTS UPDATE AT 2430 E STREET, N. W.

C - Raise Manhole Covers - Project completed by GSA
contractor 24 May 1982.

PROJECTS UPDATE AT 2430 E STREET, N. W.

D - Landscaping and Clean-up of Grounds - GSA commercial contractor is continuing to improve the grounds of 1724 F Street, and 2430 E Street. The improvement is a 90% increase over last year.

PROJECTS UPDATE AT 2430 E STREET, N. W.

E - Paint offices in entire complex. Work started
17 March 1982 and is approximately 70% complete.

PROJECTS UPDATE AT 2430 E STREET, N. W.

F - Paint yellow parking lines - Project completed
20 March 1982.

PROJECTS UPDATE AT 2430 E. STREET, N. W.

G - Broken Water Line - Safety Hazard - Repairs
completed 12 February 1932.

PROJECTS UPDATE AT 2430 E STREET, N. W.

H - Health and Safety Project Actions Update - Since the last update, dated 9 March 1982, GSA State Field Office installed five window air conditioners, overhauled the water tower in the east end of Central Building attic, installed more face plates on electric outlets and made some improvement in cleaning the complex.